

145-O9 95TH AVENUE

145-O9 95TH AVENUE, JAMAICA, NY 11435

18,800 BUILDABLE SQUARE FOOT MIXED-USE DEVELOPMENT SITE FOR SALE

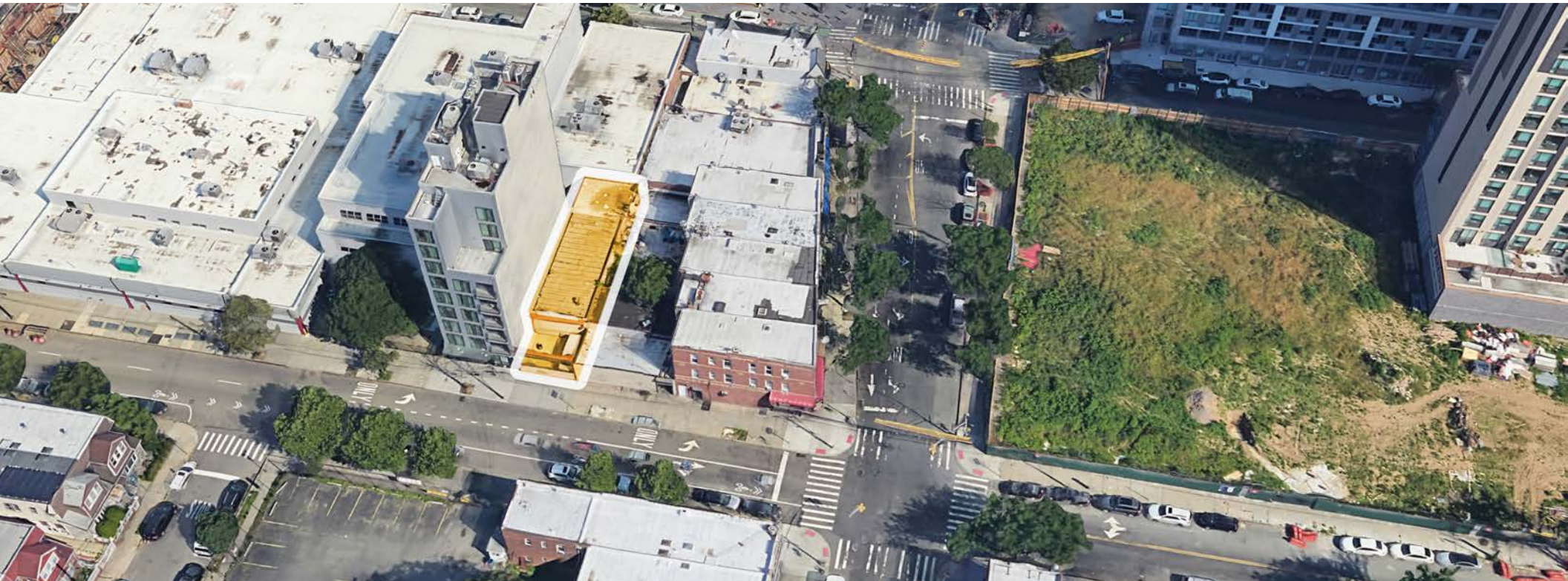


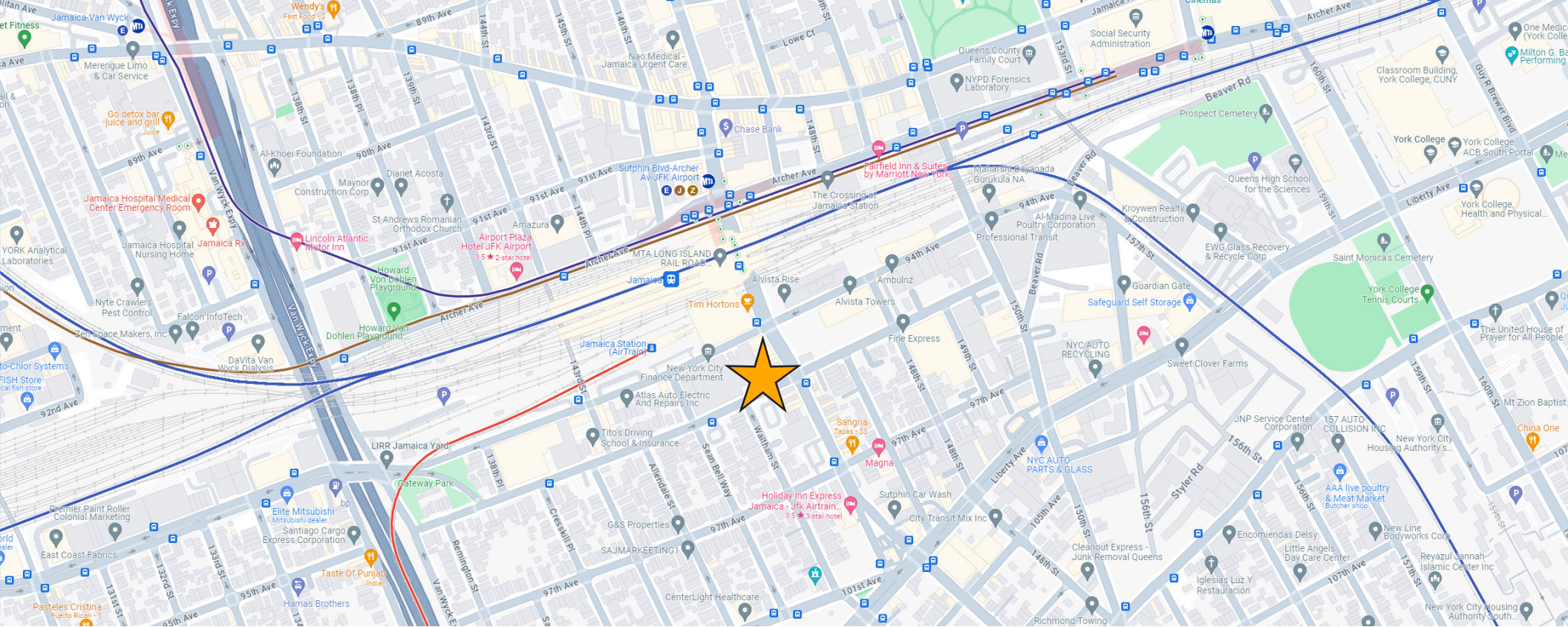
18,800 B.S.F. Development Site in Jamaica for Sale

Asking Price: \$2,449,000

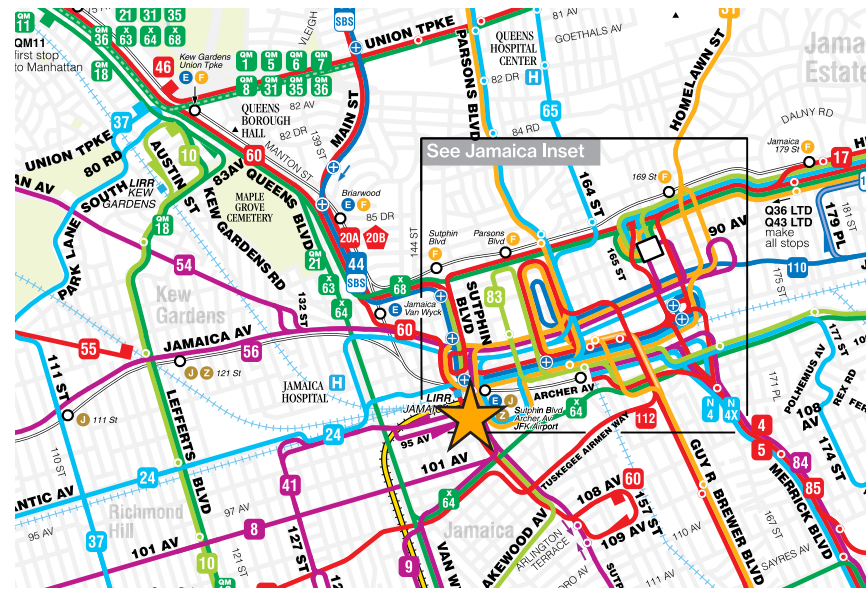
SPACE INFORMATION

Property Address: 145-09 95th Avenue, Jamaica 11435
Block / Lot: 9993 / 28
Lot Dimensions: 25' x 100' (Approximate)
Zoning: C6-3 / Downtown Jamaica
Total Buildable Square Feet: 18,800 (Approximate)
Existing Square Footage: 2,000
Nearby Subway Lines: E, J, Z
Taxes ('23/'24): \$13,631.92





Modern Spaces Commercial + Investment Division has been exclusively retained to sell this prime Jamaica mixed-use development site. Located one block from Jamaica Station, 145-O9 95th Avenue offers unparalleled access to the Long Island Railroad, the JFK AirTrain and the E, J, & Z subway lines. In addition multiple bus lines and the Van Wyck Expressway round out transit options. Favorable zoning gives this site 18,800 buildable square feet in a growing neighborhood of recently completed, underway and planned construction projects.





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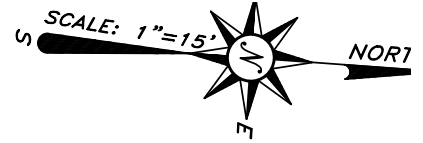
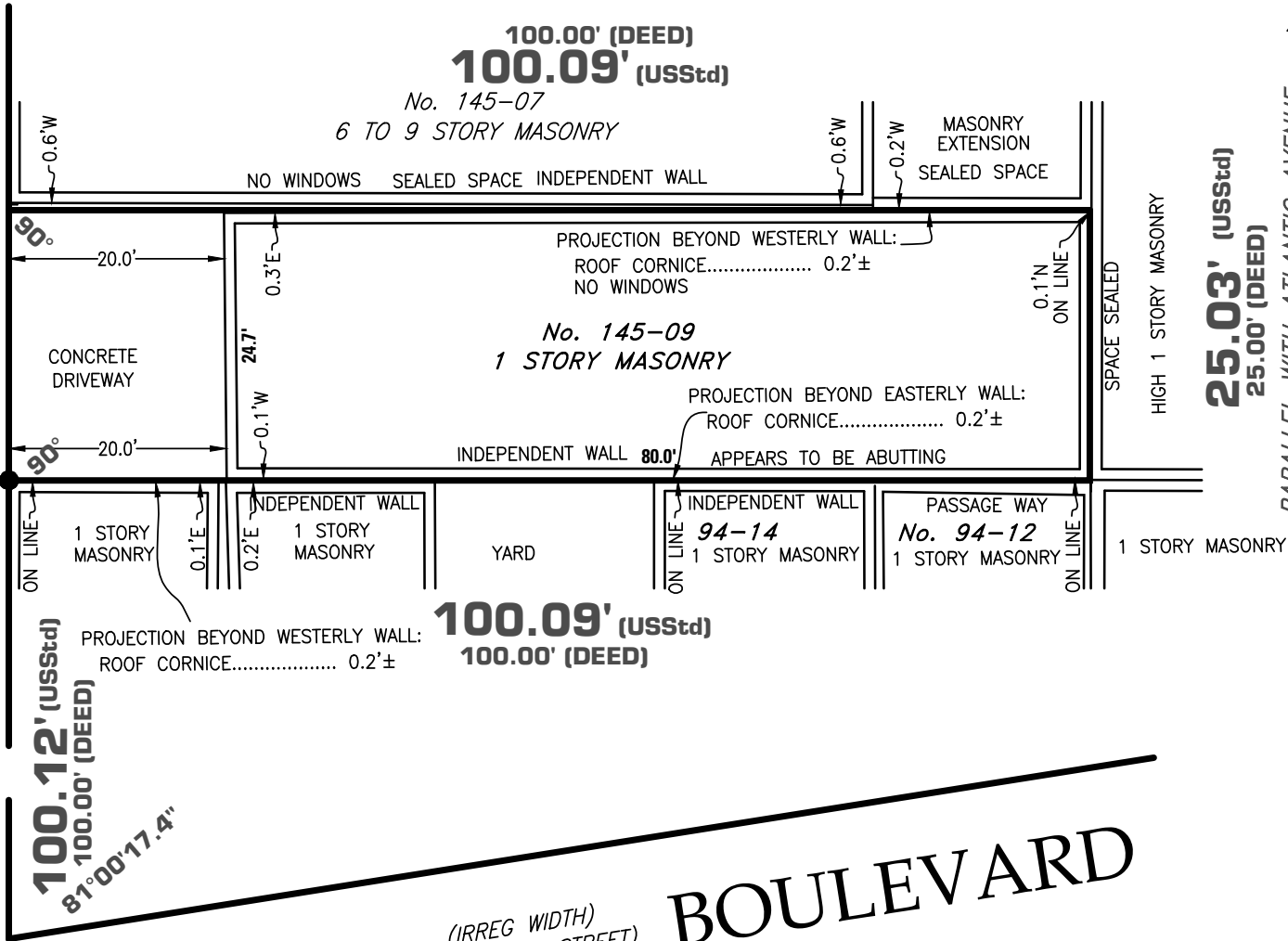
SITE SURVEY

ATLANTIC AVENUE
 (95th AVENUE)
 (CHINCESTER AVENUE)

PROJECTION BEYOND FRONT LINE:
 OVERHEAD GATE..... 1.4'±

25.00' (DEED)
25.03' (USStd)

POB



SUTPHIN

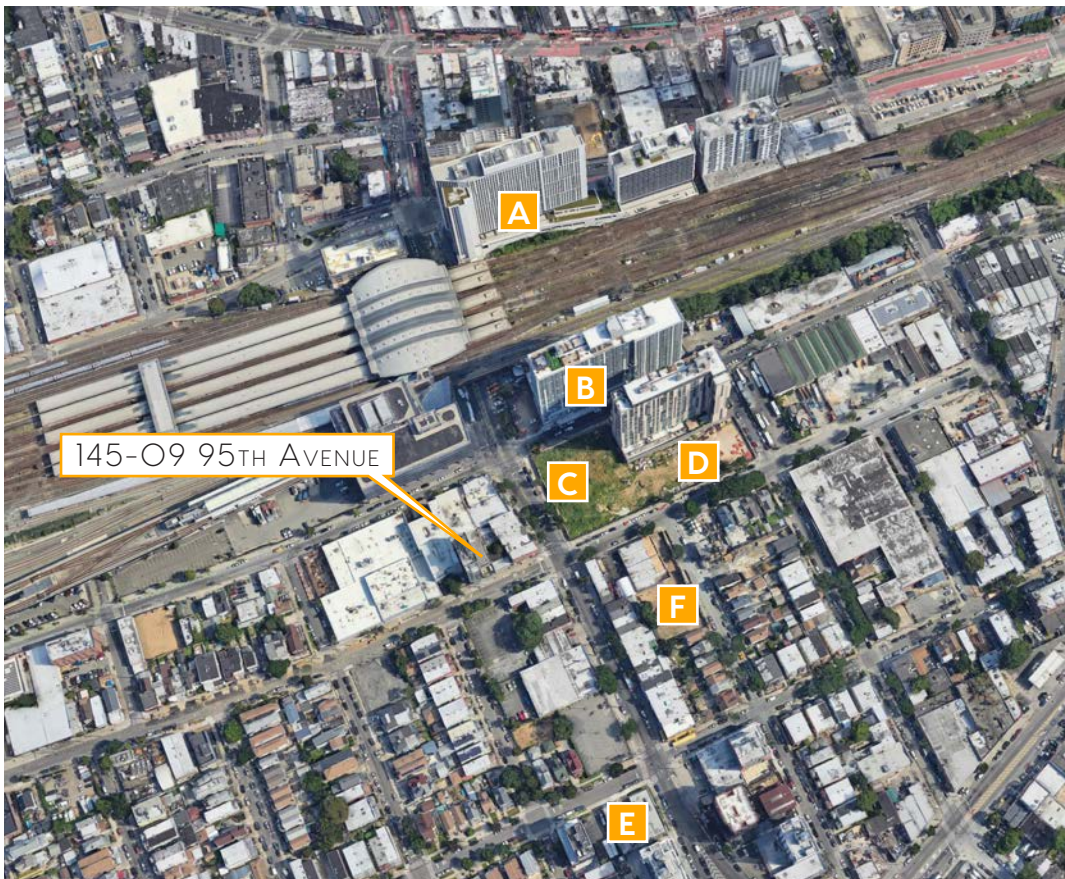
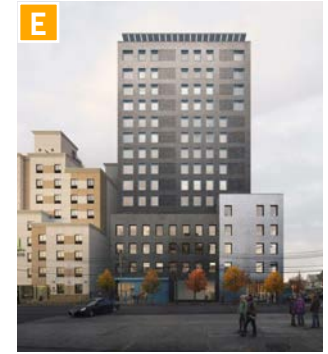
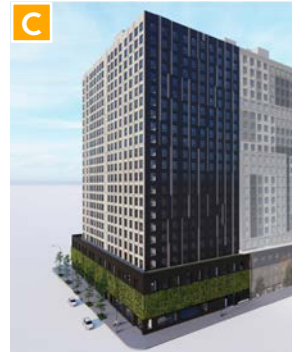
(IRREG WIDTH)
 (GUILFORD STREET)
 (SUTPHIN ROAD)

BOULEVARD



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SELECT NEIGHBORHOOD DEVELOPMENTS

A: 147-40 Archer Avenue (The Crossing)

632,045 S.F., 539 Residential Units

B: 147-07 94th Avenue (Alvista Rise)

535,609 S.F., 543 Residential Units

C: 94-15 Sutphin Boulevard

537,454 S.F., 238 Residential Units

D: 147-35 95th Avenue

346,635 S.F., 495 Residential Units

E: 97-04 Sutphin Boulevard

173 Residential Units

F: 95-08 147th Place

105,411 S.F., 118 Residential Units



MODERN SPACES
Commercial + Investment Division

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LONG ISLAND CITY

MODERN SPACES DITMARS
29-20 23RD AVENUE
ASTORIA

MODERN SPACES NEW JERSEY
295 NEWARK AVENUE
JERSEY CITY

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.